

eztec

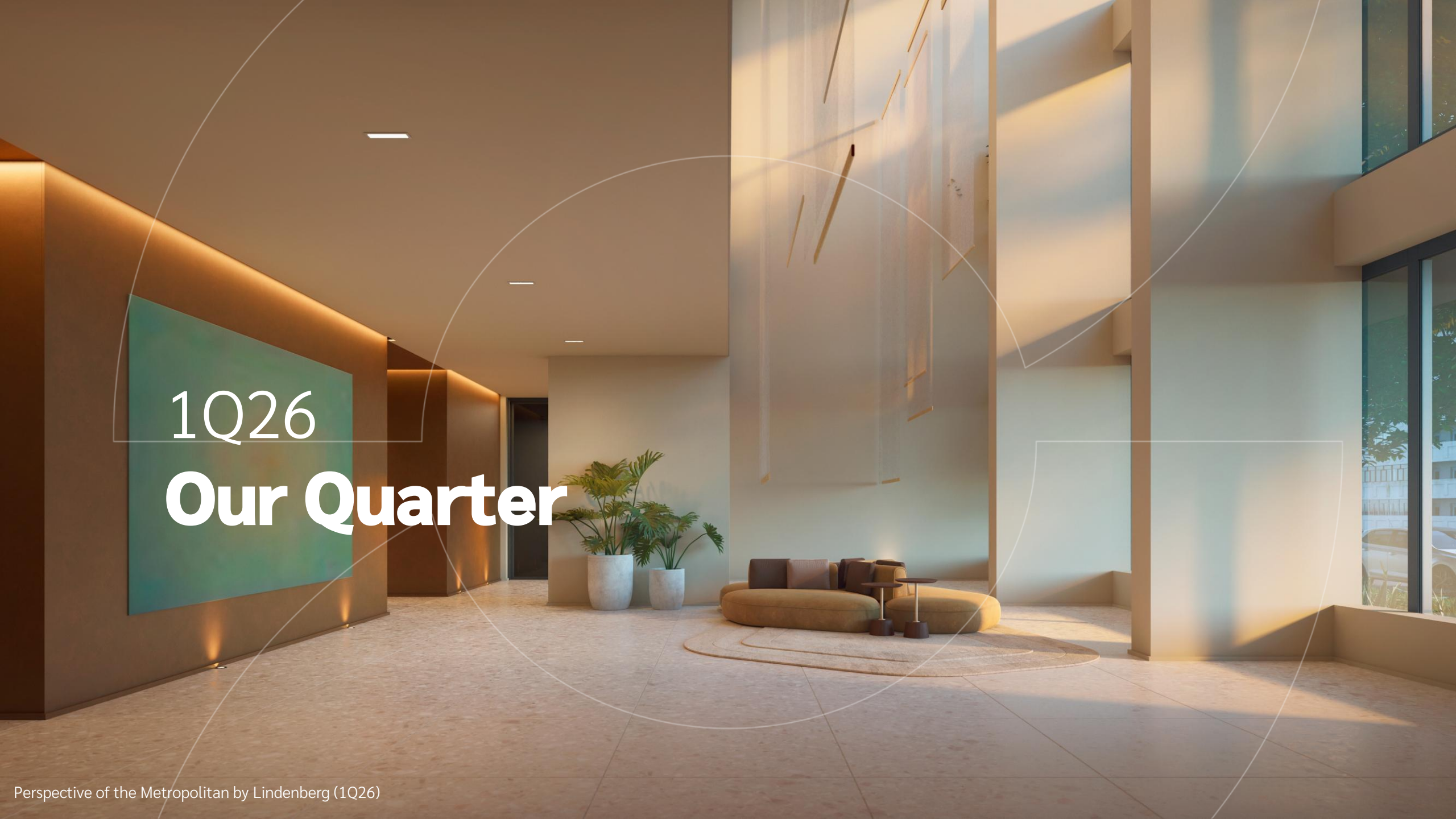
Earnings Conference Call

1Q26

Highlights

- *Highest quarterly launch volume in Company's history*
- *Net Sos of 42%, with 62% of launches sold*
- *All-time sales record for the company*
- *78.4% increase on completed inventory sales compared to 1Q25*





1Q26

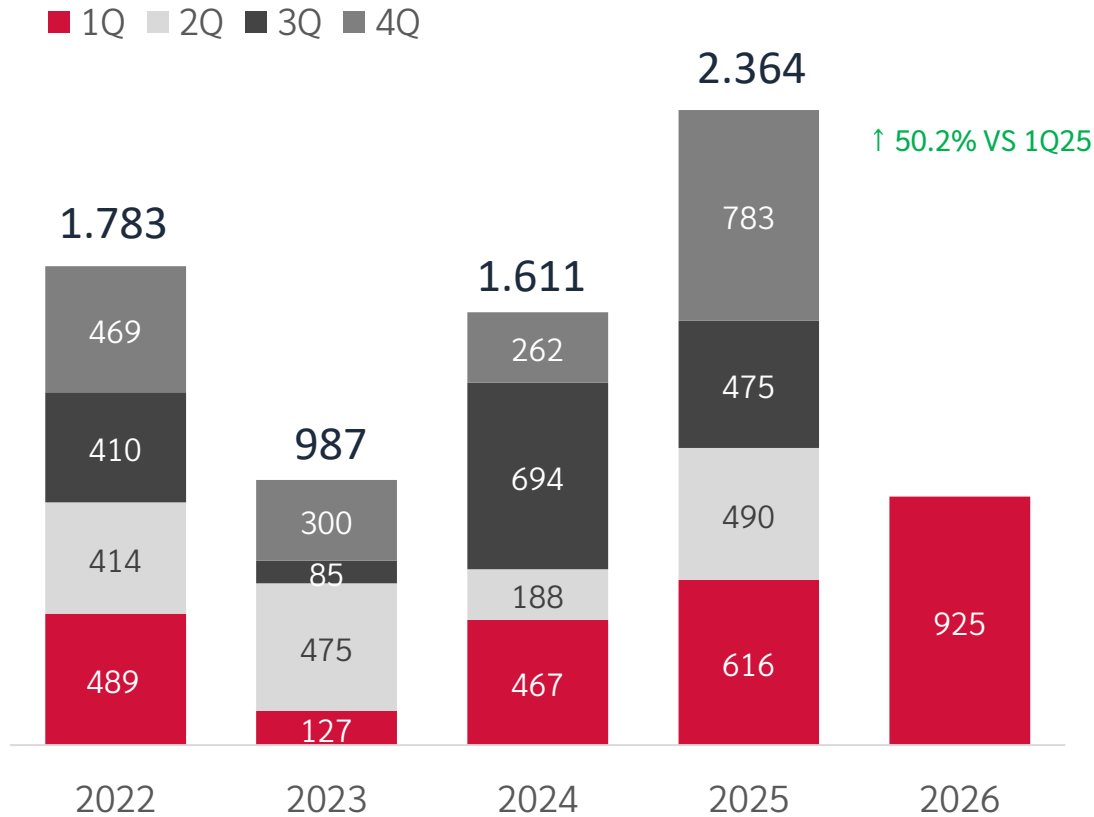
Our Quarter



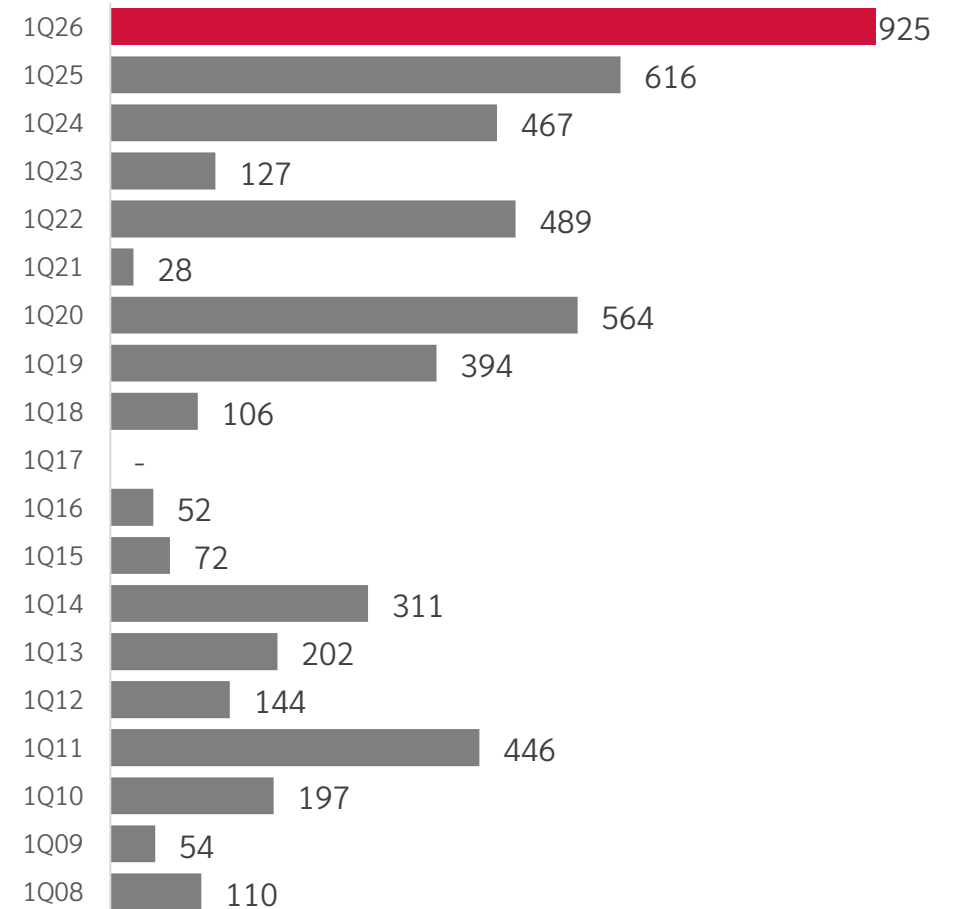
Launches Performance

Evolution and performance of launches over the years

Potencial Sales Value of launches over the years



Potencial Sales Value of launches in the first quarter by year since the IPO



Quarter Launches

Reserva São Caetano Bosque

100% Eztec 2nd Phase

63%

Sold*

**Until the date of this presentation*

R\$155 million of PSV (%Eztec)

Standard	Middle-end
Unidades	328
Tipology	33, 47, e 64 s.q.m
Private Area	14,656 s.q.m
Land Area	3,768 s.q.m
Region	RMSP
Location	São Caetano do Sul



Quarter Launches

Metropolitan by Lindenberg

70% Eztec

86%

Sold*

*Until the date of this presentation

R\$227 million of PSV (%Eztec)

Standard	Middle-high-end
Units	546
Typology	22, 31, 59, 64 e 74 s.q.m
Private Area	20,118 s.q.m
Land Area	3,117 s.q.m
Region	South Zone
Location	Chácara Santo Antônio



Quarter Launches

Cidade Parque Guarapiranga

50% Eztec

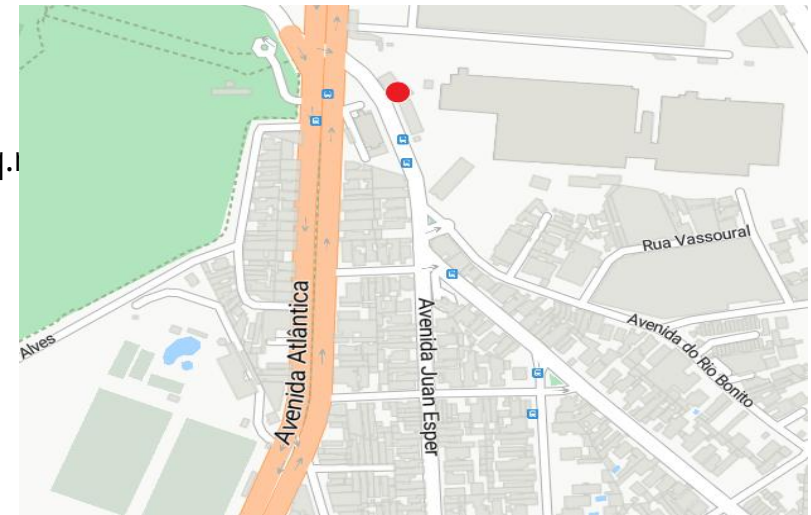
100%

Sold*

**Until the date of this presentation*

R\$146 million of PSV (%Eztec)

Standard	Low-end
Units	960
Tipology	42, 37, 34 and 27 s.q.m
Private Area	36,026 s.q.m
Land Area	8,472 s.q.m
Region	South Zone
Location	Guarapiranga



Quarter Launches

Casa Nacional

100% Eztec

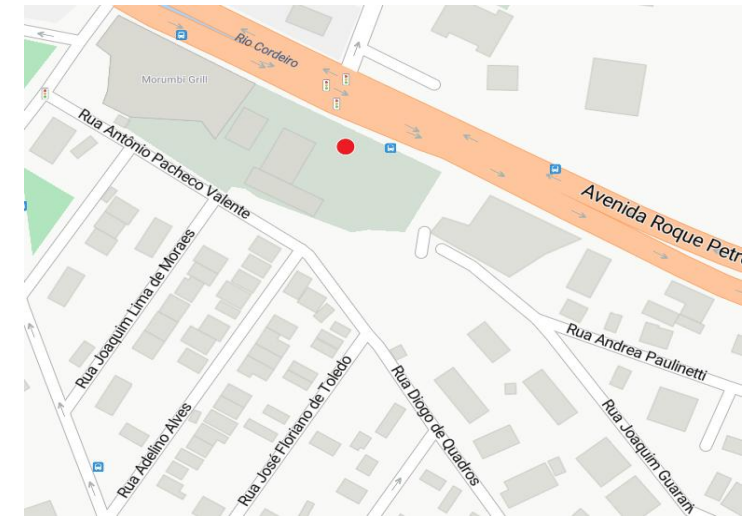
16%

Sold*

**Until the date of this presentation*

R\$397 million of PSV (%Eztec)

Standard	Middle-high-end
Units	188
Tipology	114 and 136 s.q.m
Private Area	24,703 s.q.m
Land Area	6,068 s.q.m
Region	South Zone
Location	Brooklin



2Q26 Launched Projects

2Q26 projects launched until the date of this presentation

GranResort Reserva São Caetano

PSV %Eztec:	R\$ 460 million
Location:	São Caetano do Sul
Standard:	Alto
Tipology:	68, 77, 86, 89, 111 and 134 s.q.m
Stake:	100% Eztec
Units:	716

14% Sold*

**Until the date of this presentation*



Upcoming Launches

Projects scheduled to be launched in the coming quarter

Azzure Resort Life

PSV %Eztec:	R\$ 387.5 million
Location:	Osasco
Standard:	Middle-high-end
Tipology:	63, 72, 80, 98 and 120 s.q.m
Stake:	100% Eztec
Units:	422





Deliveries

Chanés Street (2022)

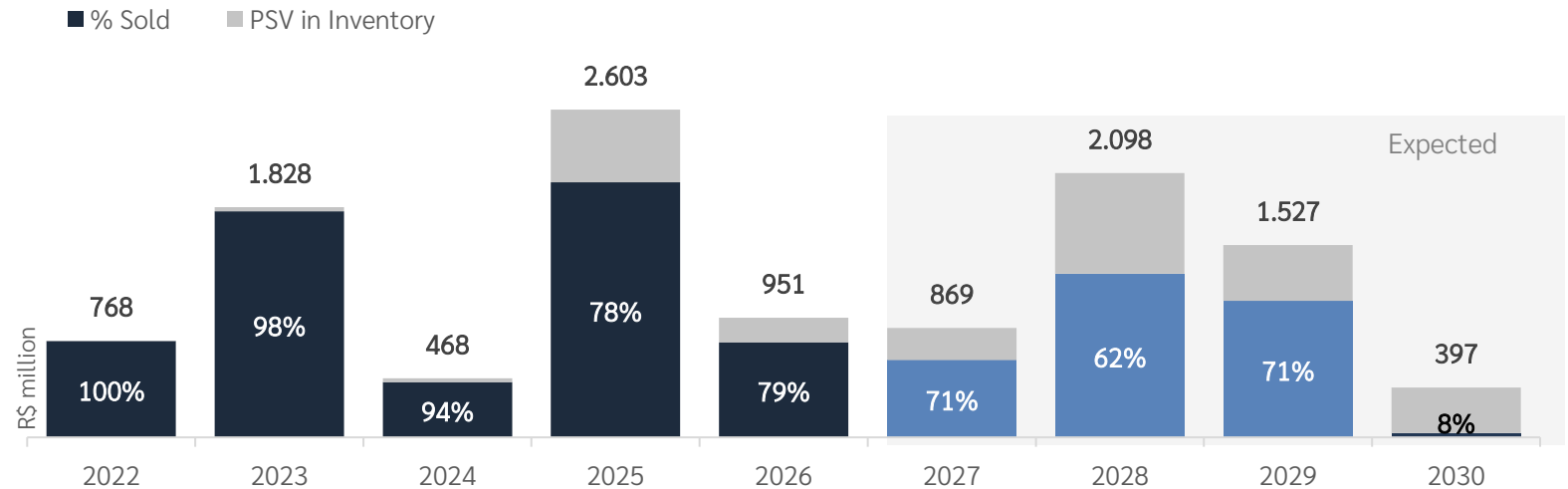


75%

Of units sold

Below is the delivery schedule of 2026

DELIVERY SCHEDULE	%Eztec	SPE	Result	Sold private área (%)	PSV %EZ (R\$ MM)
1Q26				75.2%	176
Chanés Street	100%	Barcelona	Consolidated	75.2%	176
2026(E)	%			80.4%	775
East Blue	100%	Jacareí	Consolidated	83.5%	175
Lindenberg Ibirapuera - Art Tower	80%	Caldas Novas	Consolidated	57.3%	300
Lindenberg Ibirapuera - Design Tower	80%	Caldas Novas	Consolidated	100.0%	300
YEAR-TO-DATE				79.3%	951

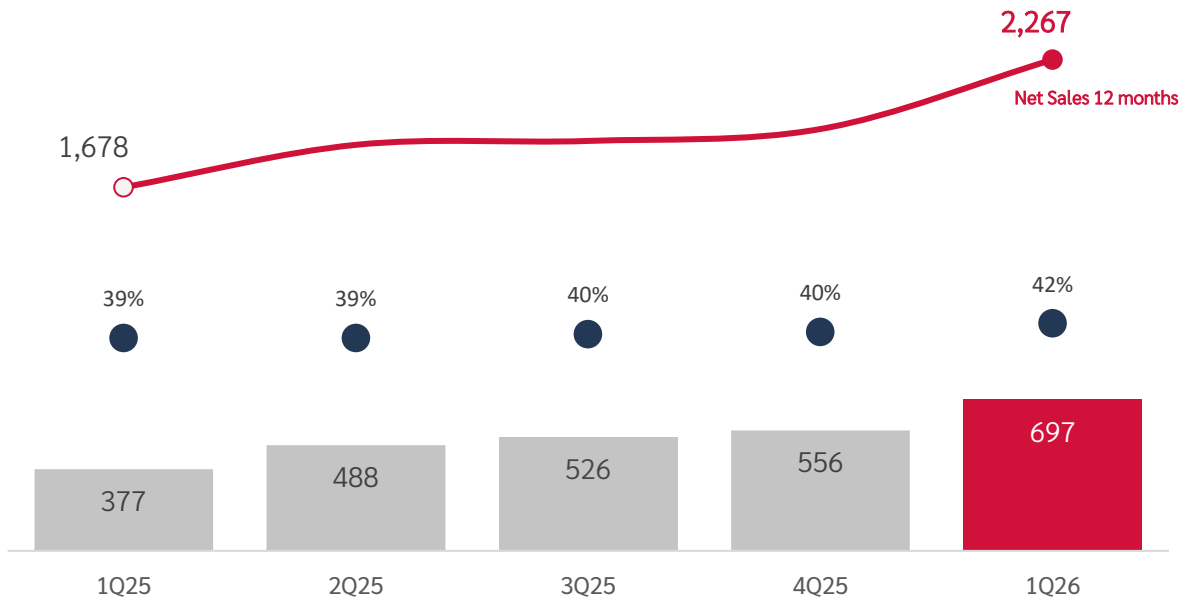




Net Sales

Below are the movements in sales

Net Sales Evolution and 12M SoS



Net Sales
1Q26

R\$697 million

↑ 85%

Net Sales
1Q25

R\$377 million

Highlights:

- 1Q26 is the best sales quarter in the company's history
- Completed inventory sales reached R\$102 million
(Increase of 78.4% vs 1Q25 and 50.6% vs 4Q25)

1Q26

Financial Highlights

Contemporânea
e próxima

Preservação
da essên

todos · todos
todos · todos
todos · todos
todos.

tempo
plural

o cliente
é único

eztec

TRANSFORMAÇÃO
DE HORIZONTES



eztec

eztec
Construindo a
frente do seu
tempo



sólida

Excelência:

jeito de

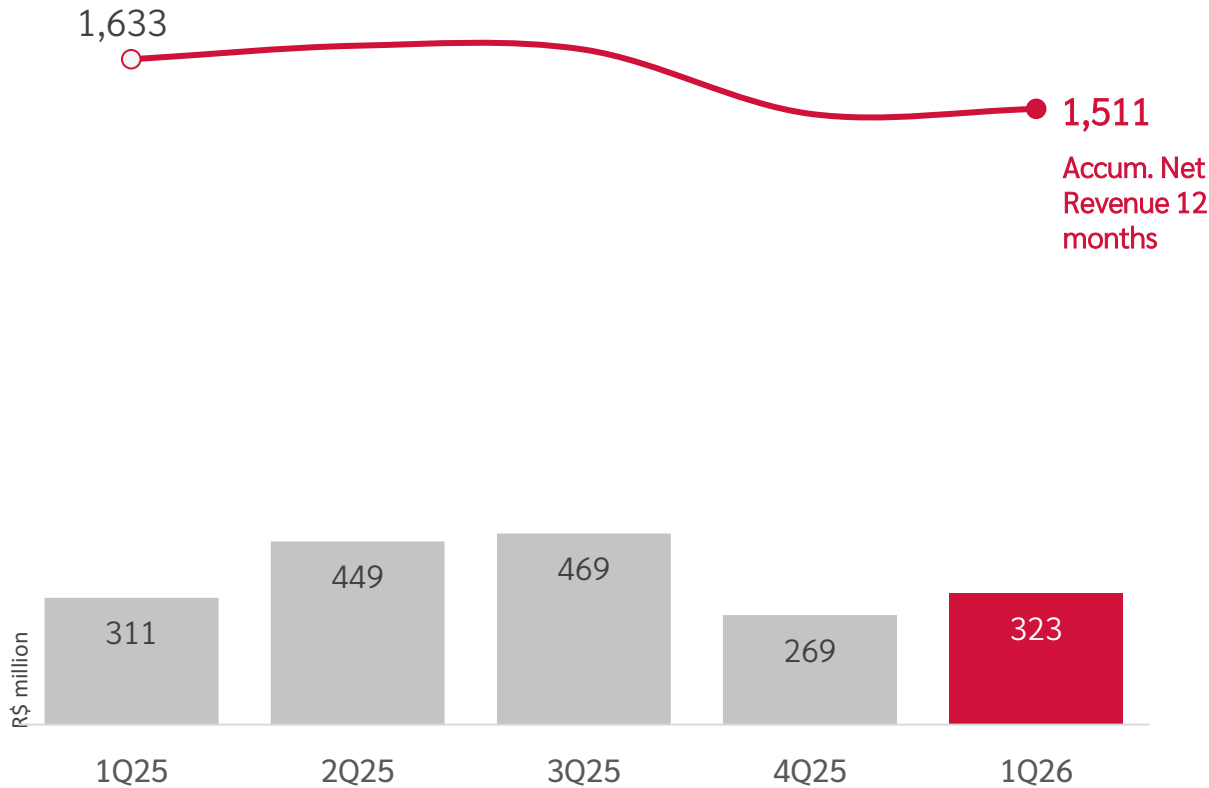
Qualidade e
Atualidade



Net Revenue

Below are the movements in Net Revenue

Quarterly Evolution of Net Revenue and 12M accumulated



Net Revenue
1Q26

R\$323 million

Net Revenue
1Q25

R\$311 million

Highlights:

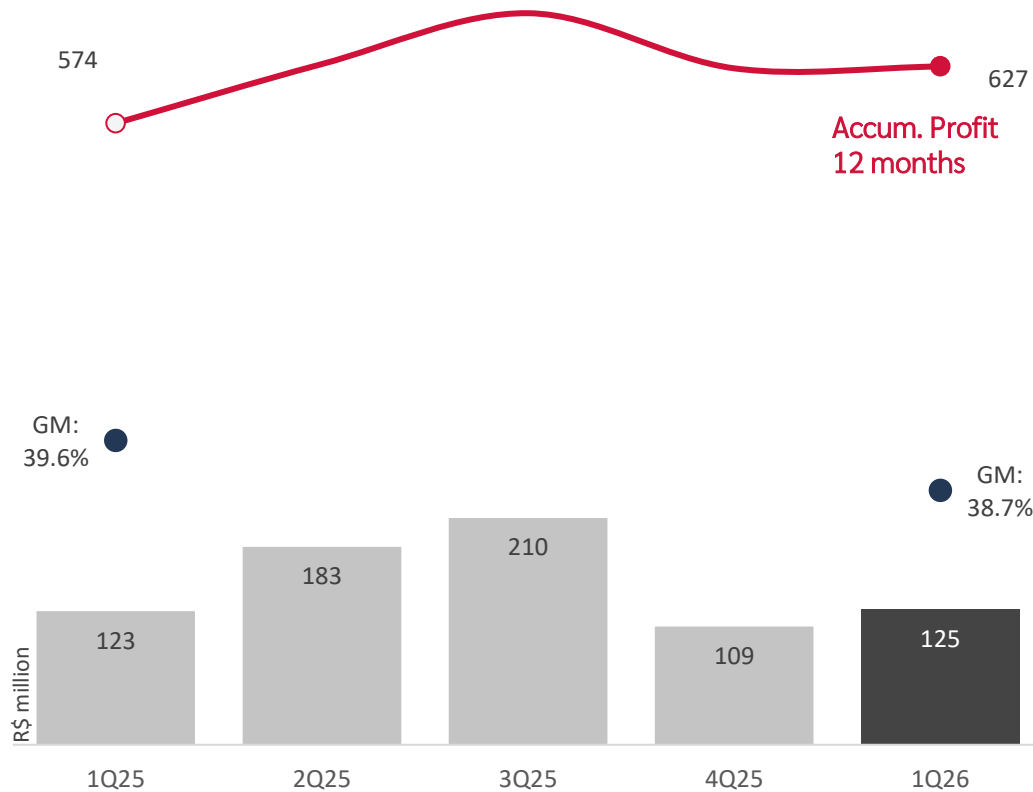
- Net Sales of R\$102 million in completed inventory (Increase of 78.4% vs 1Q25)
- Completion of the suspensive clauses for the Metropolitan by Lindenberg and Cidade Parque Guarapiranga



Gross Profit

Below are the movements in Gross Profit

Quarterly Evolution of Gross Profit and 12m accumulated



**Gross Profit
1Q26**

R\$125 million

Gross Profit
1Q25

R\$123 million

Highlights:

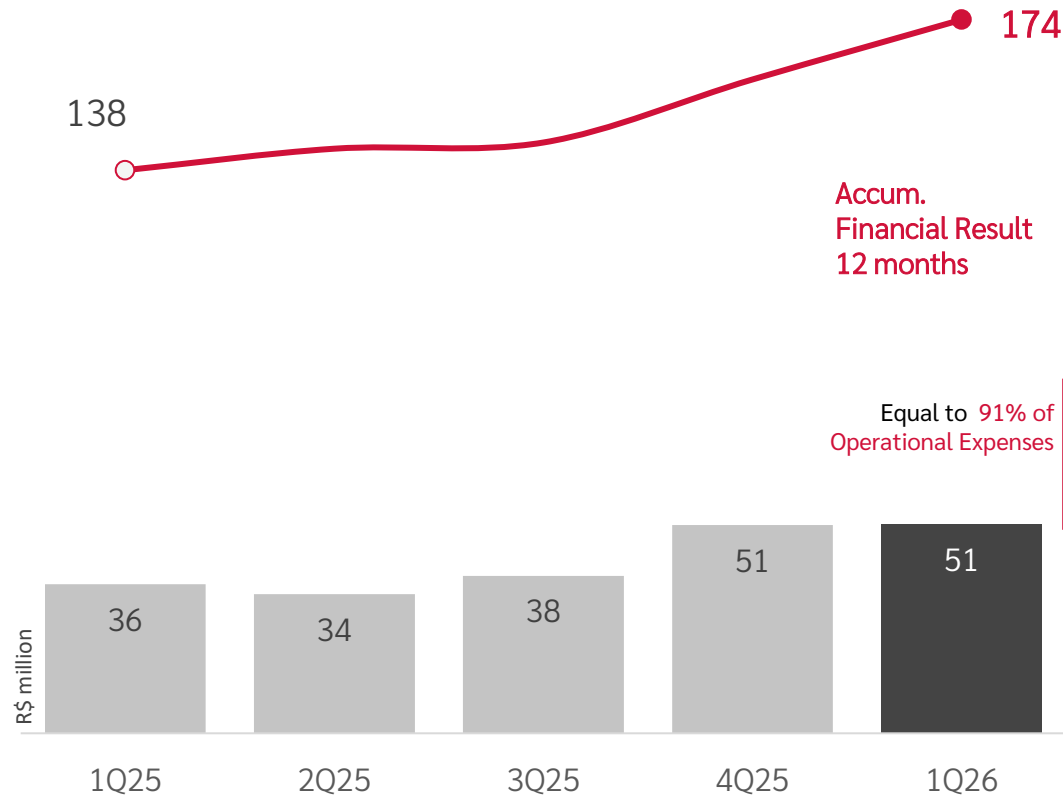
- 38.7% of quarterly Gross Margin
- 40.8% Adjusted Gross Margin, ex financial expenses
- 14.6% increase in Gross Profit vs 4Q25



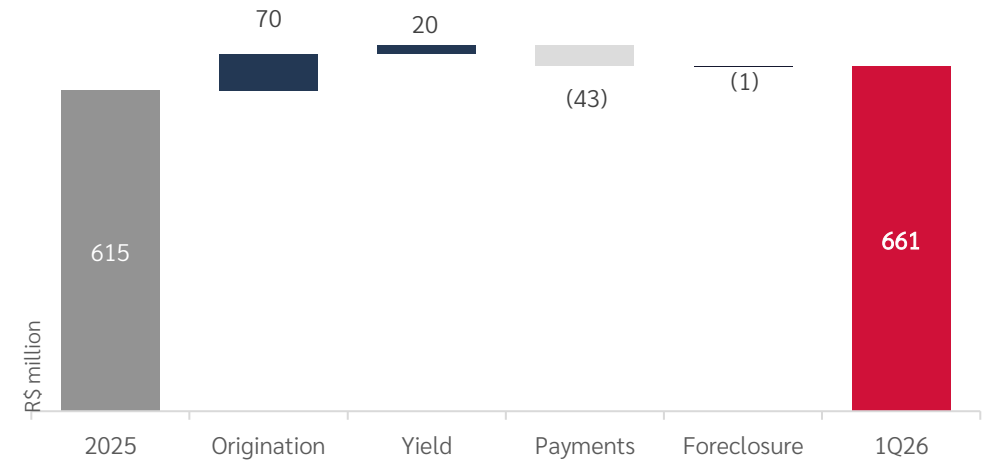
Financial Result

Below are the movements in Financial Results and Direct Receivable Portfolio

Quarterly and 12 – Month accumulated Evolution of Financial Results



Quarterly Evolution of the Direct Receivable Portfolio



Highlights:

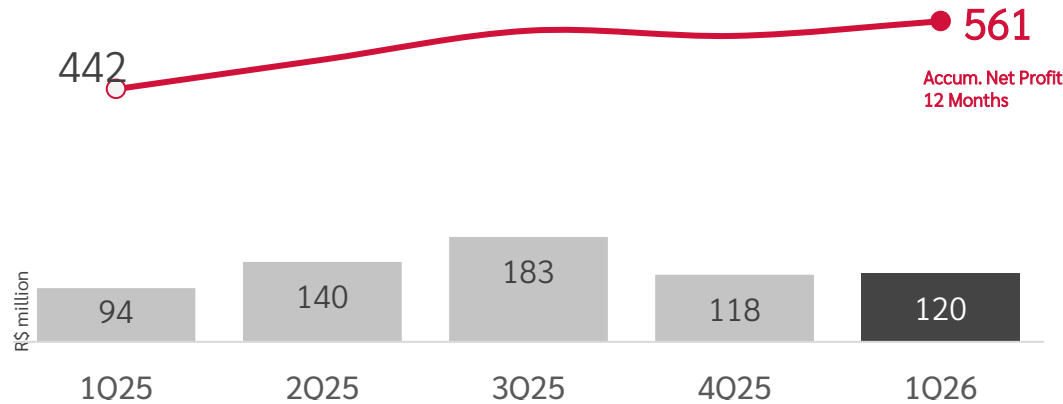
- **R\$697 million** financed at %100
(1.685 units. vs 1.584 units on 4Q25 – increase of 6,4%)
- **56%** indexed to IGP-DI and **44%** to IPCA
- Financial Result corresponds to **38.3%** of EBIT



Net Profit & ROE

The Company has been consistently recovering its profitability

Quarterly Evolution of Net Profit and 12m accumulated



Net Profit
1Q26

R\$120 million

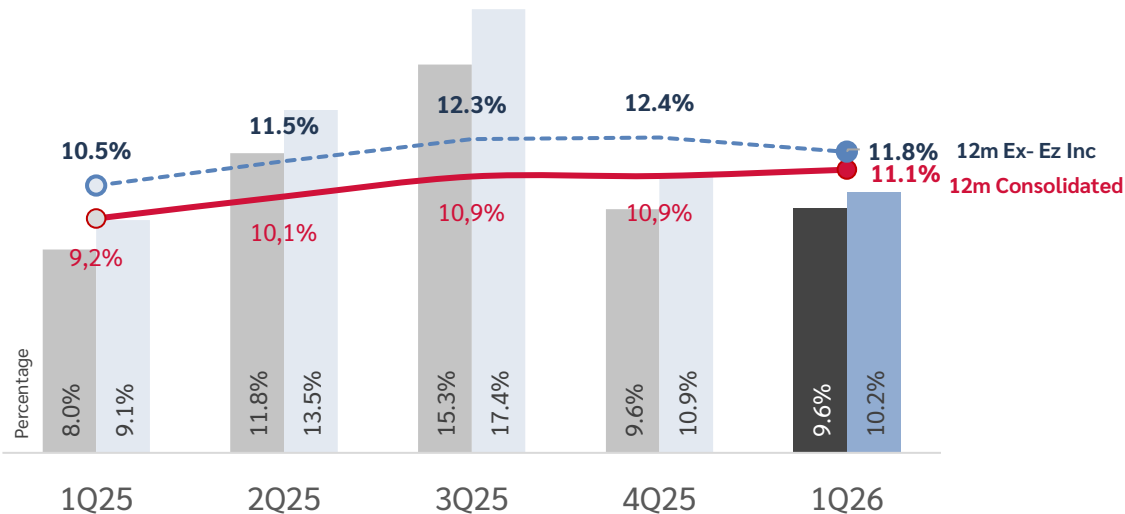
Net Profit
1Q25

R\$94 million

Highlights:

- Net Margin of 36.5% in 1Q26 (+6,3 p.p vs 1Q25)
- +1.9 p.p. ROE expansion over the last 12 months

Evolution of annualized quartel ROE and 12m ROE



Observação:

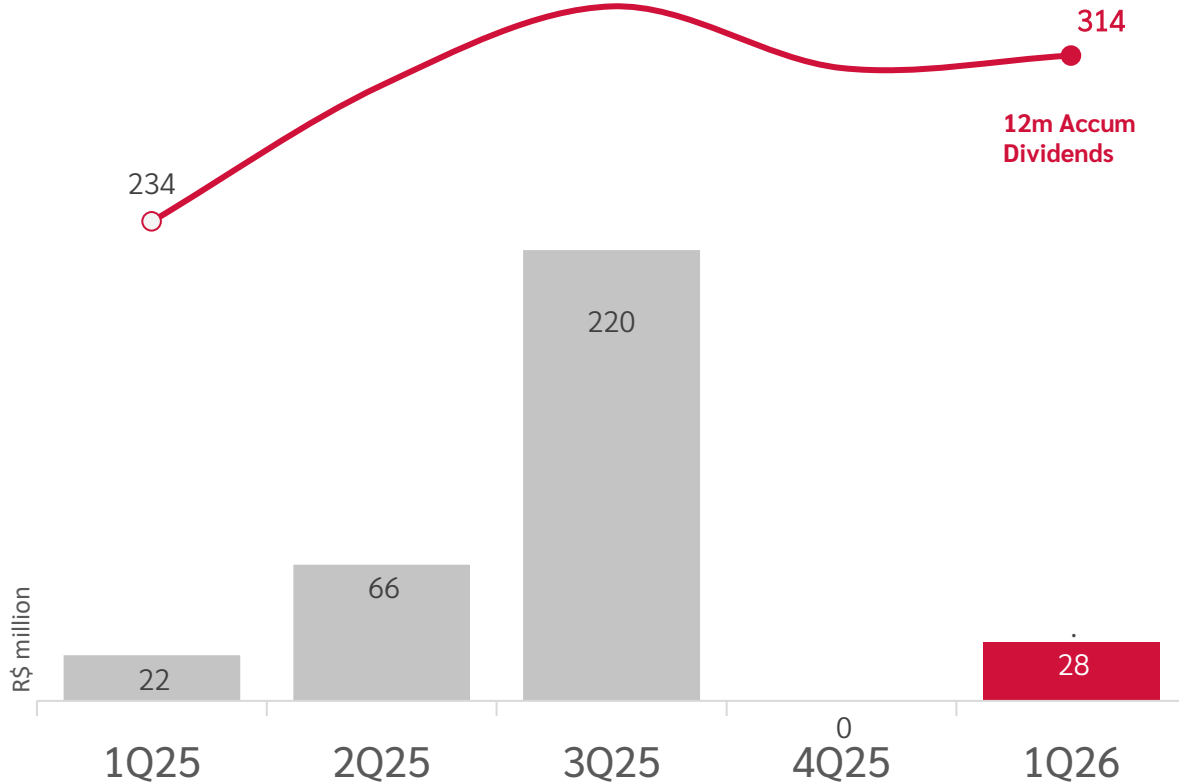
- To calculate ROE, the average between the Shareholders' Equity at the end and beginning of the period analyzed is used
- To calculate the annualized quarterly ROE = $(1 + \frac{Quarterly\ Net\ Profit}{Average\ Equity})^4 - 1$
- To calculate the ROE ex-EZ Inc we deducted from the Book Equity the value invested in Mairiporã (Esther) and Itajubá (Air Brooklin corporate)



Dividends

Information about quarterly, 12m and extraordinary Dividends

Evolução dos Dividendos trimestral e acum. 12m



Dividends

1Q26 R\$28 million

Represents 25% of Adjusted Net Profit**

**Excluding the 5% of Legal Reserve

Informations:

- Total distributed amount: R\$28.428.523,34 related to 1Q26 (approximately R\$0.10 per share)
- Record date: **May 14, 2026**
- Ex-dividend date: **May 15, 2026**

Date of Payment: May 29, 2026



Capital Structure

The Company has been consistently recovering its profitability

Information:

- Net Cash at thr holding of R\$ 332 million
- Net Cash Generation of R\$ 154 million in 1Q26

Debt Composition

Production Finance (SFH) – 35% of total

Cost of Debt: **8.4% per year**
Final due date: **until May 2029**

Corporate (Debentures & CRI)

2nd Emission of Debentures
- Debentures: R\$300 Million

Cost of Debt : CDI + 0.85% per year

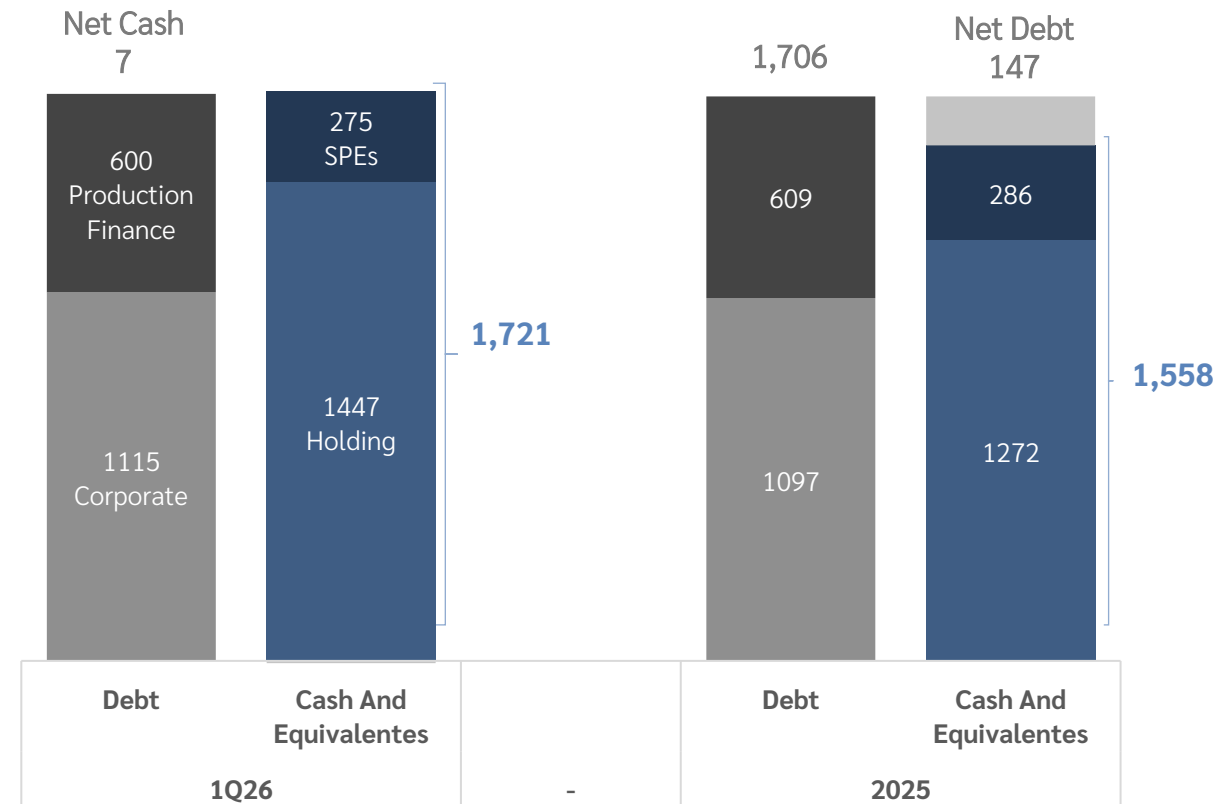
3rd Emission of Debentures
- CRI: R\$375 Million

Cost of Debt: **98% CDI**

4th Emission of Debentures
- CRI: R\$400 Million

Cost of Debt: **98% e 99.5% CDI**

Annual Composition of Debt/Net Cash Position





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Q&A

We will begin with questions from Sell-side analysts who wish to speak (please use the “Raise Hand” feature for this), and we will follow the predefined order below:

Order 1Q26	Institution
1st	Goldman Sachs
2nd	Itaú BBA
3rd	JP Morgan
4th	Safra
5th	Santander
7th	XP Investimentos
8th	Banco do Brasil
9th	Bank of America
10th	Bradesco
11th	BTG
12th	Citi

As time allows, after the analysts' questions, we will open the floor for additional questions from the audience.

The session is scheduled to end at 11:00 a.m.